161.0	0004	0007.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	621,200 /	621,200
					USE VALUE:	621,200 /	621,200
					ASSESSED:	621,200 /	621,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEBBOS MAROUN & SALAM
Owner 2:	
Owner 3:	
Street 1:	40 PROSPECT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6521.000	190,300		430,900	621,200
Total Card	0.150	190,300		430,900	621,200
Total Parcel	0.150	190,300		430,900	621,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 519.40 | /Parcel: 519.40

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	107672
GIS Ref	
GIS Ref	
Insp Date	06/05/18

!12613!

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0004-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	190,300	0	6,521.	430,900	621,200		Year end	12/23/2021
2021	101	FV	183,100	0	6,521.	430,900	614,000		Year End Roll	12/10/2020
2020	101	FV	183,100	0	6,521.	430,900	614,000	614,000	Year End Roll	12/18/2019
2019	101	FV	165,900	0	6,521.	430,900	596,800	596,800	Year End Roll	1/3/2019
2018	101	FV	165,900	0	6,521.	381,700	547,600	547,600	Year End Roll	12/20/2017
2017	101	FV	165,900	0	6,521.	320,100	486,000	486,000	Year End Roll	1/3/2017
2016	101	FV	165,900	0	6,521.	320,100	486,000	486,000	Year End	1/4/2016
2015	101	FV	165,000	0	6,521.	277,000	442,000	442,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:15:36

LAST REV

Date	Time
06/28/18	18:09:27
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12613

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POTHIER ROBERT/	1114-16		7/29/1993		187,000	No	No	Y	

USER DEFINED

Prior Id # 1:	107672
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/3/2009	432	New Wind	7,772					

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2018	MEAS&NOTICE	BS	Barbara S
11/8/2008	Meas/Inspect	189	PATRIOT
11/23/1999	Meas/Inspect	263	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6521		Sq. Ft.	Site		0	70.	0.94	8									430,940						430,900	

Total AC/HA:	0.14970	Total SF/SM:	6521	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	430,940	Spl Credit		Total:	430,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	275817
Depreciation:	85503
Depreciated Total:	190314

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

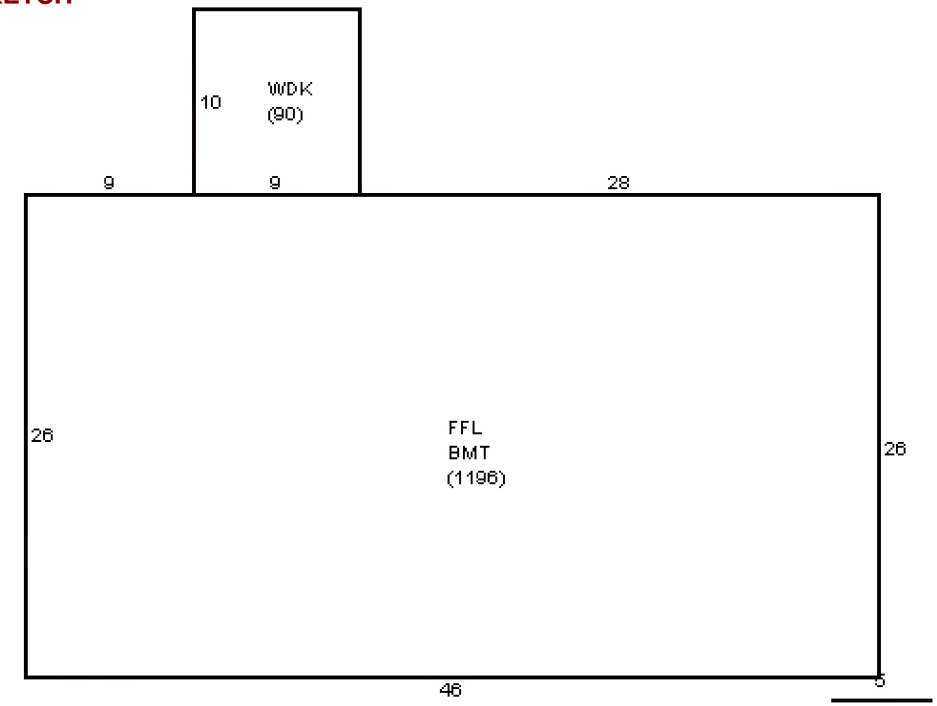
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	76.67
Final Total:	190300	Val/Su SzAd	159.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	40.500	48,433
FFL	First Floor	1,196	134.990	161,444
WDK	Deck	90	16.000	1,440
	Net Sketched Area:	2,482	Total:	211,317
Size Ad	1196	Gross Area	2482	FinArea 1196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0004-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc